

AVAILABLE FOR LEASE

OFFICE | MANUFACTURING | WAREHOUSE

101 N MAIN ST | ATHENS, PA | 18810



101 North Main Street | Athens, Pennsylvania | 402,000± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Located in the heart of the Marcellus Gas Field
- Renovated in 2002
- Includes assembly areas, heat treat room, shipping and receiving areas, and numerous shop offices



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PROPERTY DETAILS

Building Size:	402,000 SF
Floors:	1
Available Space:	402,000 SF
Minimum Divisible:	100,000 SF
Maximum Contiguous:	352,000 SF
Warehouse Space:	352,000 SF
Office Space:	50,000 SF
Construction:	Walls: Masonry Floors: 6" Reinforced concrete
Year Built:	1910 - Renovated 2002
Sprinklers:	100% Wet
Parking:	660 Surface spaces
Land Area:	33 Acres
Zoning:	Industrial
Parcel ID:	07-020.14-138-000-000
Clear Height:	12-21'
Column Width/Depth:	31x39'
Drive-In Doors:	4
Dock Doors:	3 Exterior
Cross Docks:	Yes
Power:	480v 3-Phase
Rail Access:	Norfolk-Southern, LVRR spur
Cranes:	Yes
OpEx Estimate 2018:	\$0.60



FOR COMPLETE INFORMATION CONTACT:

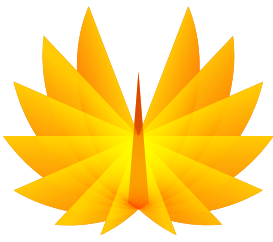
✉ JLENNARTZ@PHOENIXINVESTORS.COM | ☎ (414) 312-6633

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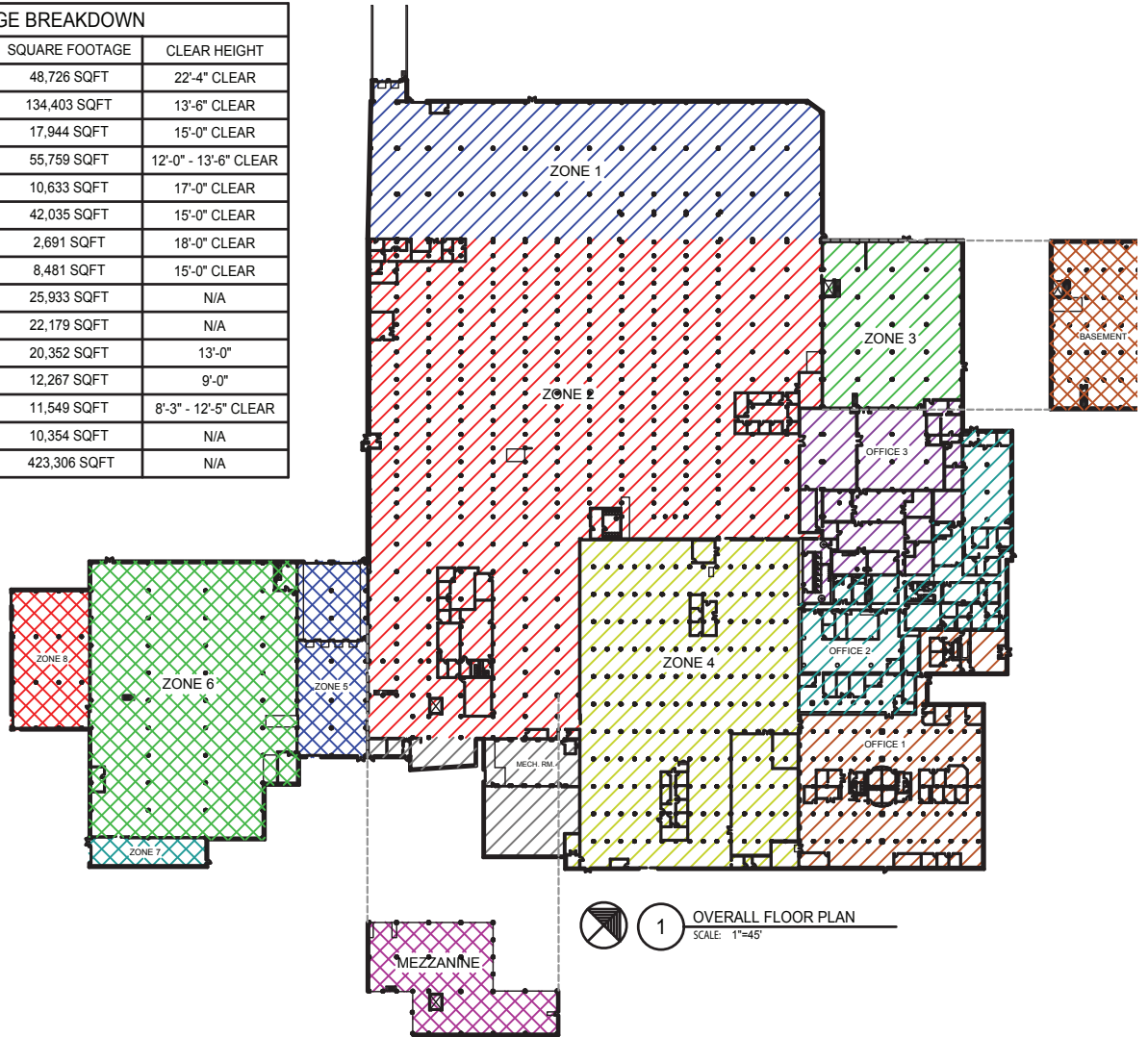
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SITE PLAN

SQUARE FOOTAGE BREAKDOWN

HATCH	SPACE DESIGNATION	SQUARE FOOTAGE	CLEAR HEIGHT
	ZONE 1	48,726 SQFT	22'-4" CLEAR
	ZONE 2	134,403 SQFT	13'-6" CLEAR
	ZONE 3	17,944 SQFT	15'-0" CLEAR
	ZONE 4	55,759 SQFT	12'-0" - 13'-6" CLEAR
	ZONE 5	10,633 SQFT	17'-0" CLEAR
	ZONE 6	42,035 SQFT	15'-0" CLEAR
	ZONE 7	2,691 SQFT	18'-0" CLEAR
	ZONE 8	8,481 SQFT	15'-0" CLEAR
	OFFICE 1	25,933 SQFT	N/A
	OFFICE 2	22,179 SQFT	N/A
	OFFICE 3	20,352 SQFT	13'-0"
	BASEMENT	12,267 SQFT	9'-0"
	MEZZANINE	11,549 SQFT	8'-3" - 12'-5" CLEAR
	MECH. ROOM	10,354 SQFT	N/A
N/A	TOTAL	423,306 SQFT	N/A



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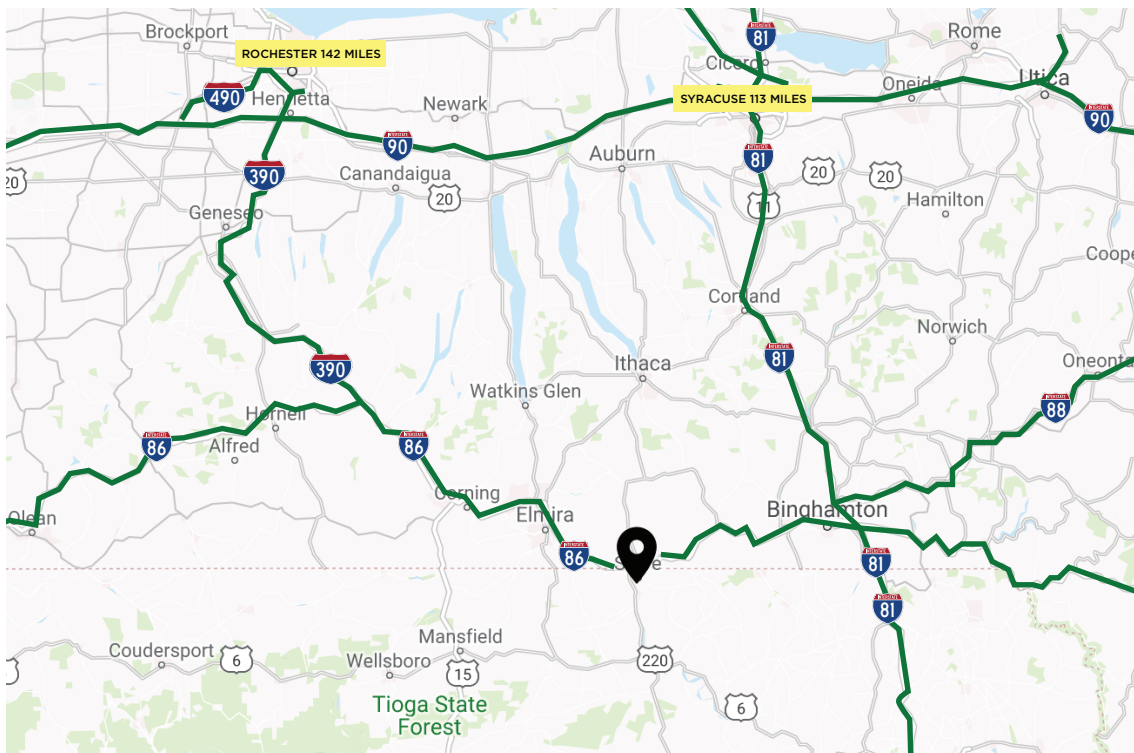
ADDITIONAL INFORMATION

Transportation: US-220: 0.8 Miles
I-86: 3 Miles
Elmira/Corning Regional Airport: 29 Miles

Location: Scranton: 78 Miles
Philadelphia: 192 Miles
New York: 216 Miles

Major Employers: Cargill
Masco Cabinetry
Jeld-Wen

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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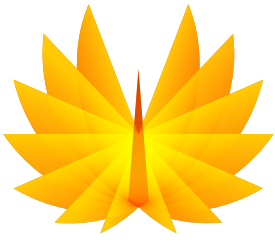
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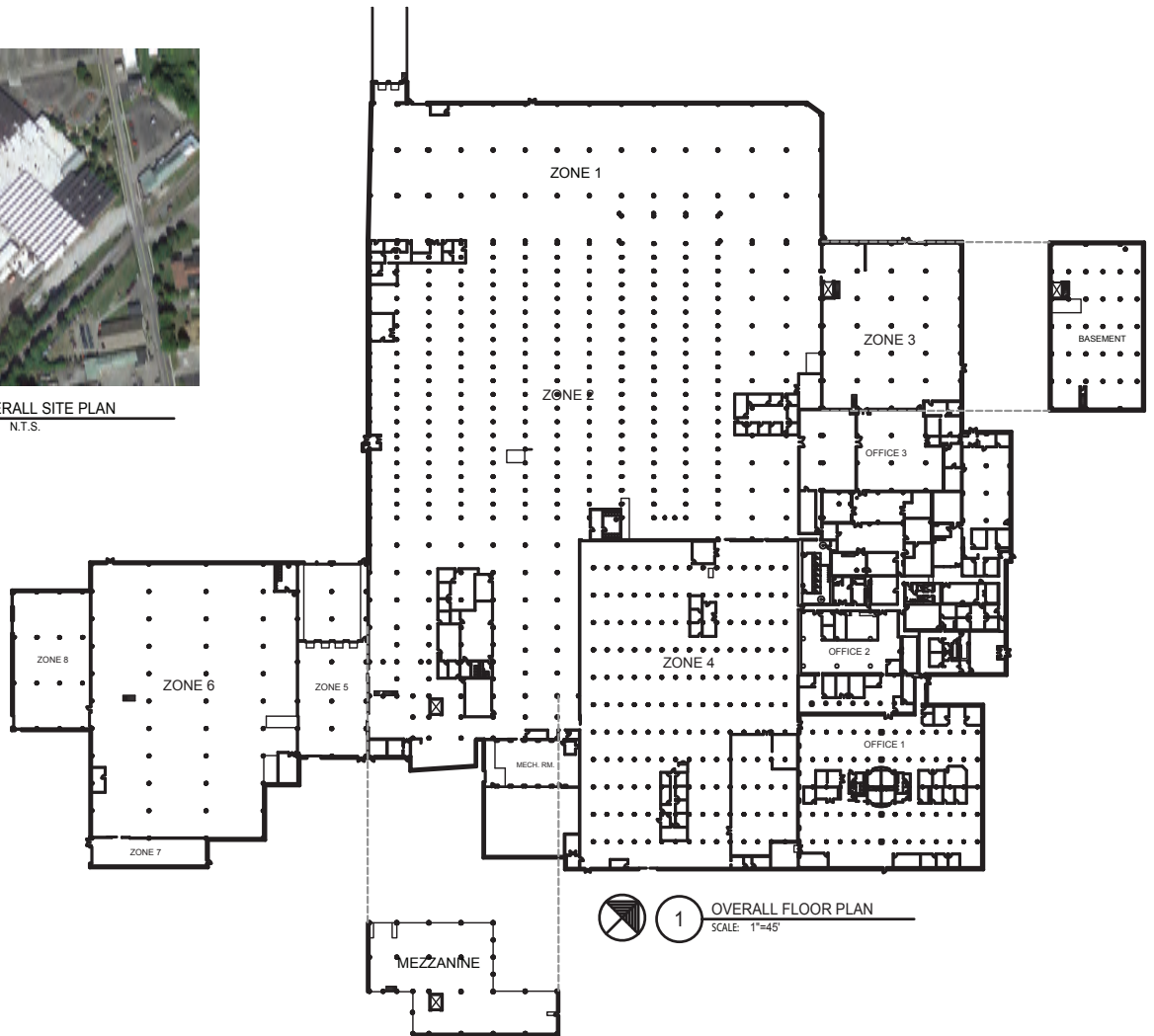
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SITE PLAN



1 OVERALL SITE PLAN
SCALE: N.T.S.



1 OVERALL FLOOR PLAN
SCALE: 1"=45'

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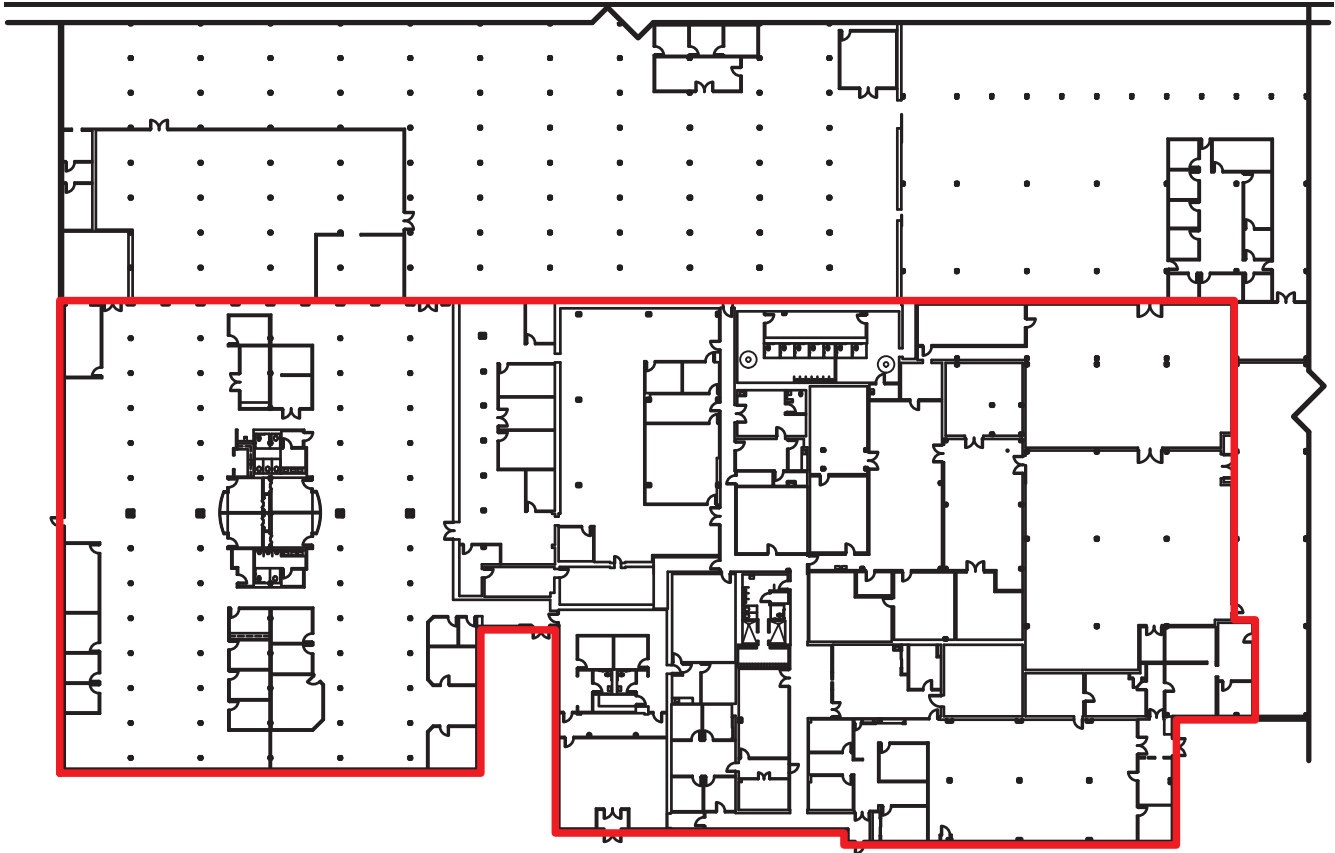


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SITE PLAN



TOTAL OFFICE SPACE: 68,464 SQFT



1

PARTIAL FLOOR PLAN
SCALE: 1/16"=1'-0"

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